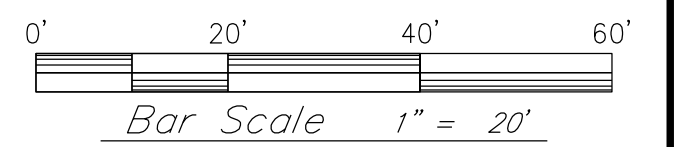


LOCATION MAP
SCALE: 1" = 2,000 FT



Project:

28 Sunset Cliff Road
Burlington, VT

Project No.	20317
Scale	1"=20'
Drawn by	Maxx Garrison
Checked by	
Date	5/13/2021

Revisions		
No.	Date	Description

Drawing Title

EPSC Plan

Drawing No.

C-6.0

LEGEND

	Approx. Project Property Line
	Approx. Property Line
	Averaged Property Line Setback
	75' Waterfront Setback
	Existing Tree Line
	Existing Chain Link Fence
	Existing Wire Fence
	Existing Stockade Fence
	Existing Contour
	Existing Storm Line/Manhole/Basin
	Existing Overhead Power/Power Pole
	Existing Underground Power
	Existing Water Line/Hydrant/Valve/Shutoff

Property Line Setback Information

(based on p.4-34 of Article 4: Zoning Maps and Districts of the Burlington Comprehensive Development Ordinance last updated April 29, 2020)

Property line setbacks determined by averaging the setbacks of the (2) adjacent properties on both sides

FRONT YARD:
 $(149' + 193' + 82' + 89') / 4 = 128.25'$ (MAX required = 50')

SIDE YARD:
 $(19' + 12') / 2 = 15.5'$ (rounded to 16')

WATERFRONT:
 $(23' + 59') / 2 = 41'$

Planning & Zoning Information

Owner/Applicant:	Garrison
Parcel I.D.:	26-04-17
Address:	28 Sunset Cliff Road
Area:	±0.87 Acres (37,742 s.f.)
Frontage:	164'
District:	Residential Low Density - Waterfront (RL-W)

Notes:

- This plan is not intended to be a boundary survey. Property lines are based on physical evidence located in the field and tax map information from the City of Burlington.
- The horizontal coordinate system is based on NAD83 Vermont State Plane 4400 (US Survey Feet). Elevations are based on NAVD88 datum (US Survey Feet).
- Existing conditions are based on a topographic survey completed by Krebs & Lansing Consulting Engineers on November 11, 2020.
- Utilities are based on visible structures located during the topographic survey and are not warranted to exact or complete. Contractor shall contact Dig Safe and other non-member utilities prior to beginning any excavation.
- Setbacks shown are based on City of Burlington Zoning Regulations, P.4-34.
- The 100' Lake Champlain ordinary high water mark shown within the property lines of 28 Sunset Cliff is based on a topographic survey performed by Krebs & Lansing Consulting Engineers on November 11, 2020. The 100' high water mark shown outside of the property lines is based on LIDAR data from Vermont Center for Geographic Information (VCGI).